

**MARLBORO TOWNSHIP ZONING BOARD**

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**JULY 23, 2013**

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**THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.**

**ROLL CALL**

**PRESENT ... MR. LEVIN, MS. BAJAR (arr.8:30), MR. SHAPIRO,  
MR. WEILHEIMER, MR. ZWERIN, MR. SOLON,  
MS. DI GRANDE**

**ABSENT... MR. YOZZO, DR. ADLER**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR. CUCCHIARO,  
MR. KATARYNIAK, MS. PARIS(admin officer)**

**SALUTE THE FLAG**

**PUBLIC SESSION**

No one from the public spoke

Ira Levin stepped down from this application

**Z.B. 13-6483 TACOPINO – PUBLIC HEARING BULK VARIANCE**

The site is located at 55 Shawnee Way, Block 193.10 Lot 8 in the PAC zone.

Chester Di Lorenzo, P.E. from Midstate Engineering testified on behalf of the applicant. The site contains 116 feet of frontage along Shawnee Way to the west and 110 feet of frontage along Cheyenne Drive to the north. The property currently contains a two story dwelling with associated walks, rear patio and a semi circular paved driveway along Shawnee Way with side and rear yard fencing. The property is encumbered by a half width of an existing 25 foot wide drainage easement along the easterly property line.

The applicant is proposing to construct an in ground swimming pool in the rear yard area in violation of the required PAC zone requirements.

No trees will come down as a result of the proposed construction of the pool and there will be no drainage or backwash onto adjoining properties.

Ms. Neumann, Board Engineer stated that several nonconformities currently exist on the property including:

1. The minimum required lot frontage for a corner lot shall be 125 feet, where 110 feet is provided

The following bulk variances are also required:

1. Maximum percentage lot coverage allowed is 28 percent and 31.2 percent is Proposed
2. Property owners who erect a fence within the designated rear yard of a corner lot may do so provided that the fence may start at the rear corner of the principal structure and a fence must be erected 20 feet from the property line
3. If located within a front yard are, an accessory building shall be setback a minimum of twice the distance from any street line than is required for a principal dwelling

Workshop

Offered by: Shapiro

Seconded by: Weilheimer

Board members have no objections to this application

Out of Workshop

Offered by: Shapiro

Seconded by: Zwerin

A motion in the affirmative was offered by Mr.Shapiro, seconded by Mr. Zwerin. In favor: Mr.Shapiro, Mr. Weilheimer, Mr. Zwerin, Mr. Solon, Ms.Di Grande.

Ira Levin returned to the meeting

### **Z.B. 13-6485 SHELDON ROGERS – PUBLIC HEARING- USE VARIANCE**

Salvatore Alfieri, Esq. represented the applicant. The property contains 210 feet of frontage along the east side of Route 9, approximately 2,650 feet north of Route 520 in the C-4 zone, Block 176, Lot 12. Currently the property contains a multi tenant, one story warehouse building, a billboard and paved parking for 30 vehicles

John Ploskonka, P.E. testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-19 Colored rendering of site – sheet 3 of 3

The applicant is proposing to convert the existing warehouse portion of the rear of the building to auto repair use. Cars will enter from the south side of the existing parking area and be kept in a storage area north of the building that is currently fenced in. There will be three internal lifts and enough storage for seven cars inside the building. An existing curb to the rear will be eliminated and a stone parking area will be provided, which can accommodate six cars.

Vic Davi, proposed tenant stated that he currently operates a service station on Route 9 south of Union Hill Road. He discussed the overall operation of the site, hours of operation and number of employees, and the storage of fluids.

This application is being carried to the meeting of September 10, 2013, without further notice.

**Z.B. 13-6470 SOLOMON SCHECHTER DAY SCHOOL – CONTINUED PUBLIC HEARING PRELIMINARY & FINAL SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is located at 22 School road East, Block 355 Lot 5 in the C-2 zone. The lot is undersized within the zone and bulk variance relief is required

The applicant seeks to construct a 26,820 s.f. building addition to an existing two story elementary school. The addition will be 21,730 s.f. on the first floor and 5,090 s.f. on the second floor.

The building addition will be constructed on the south and west sides of the current building. The new facility will allow the school to expand to include a high school curriculum and to remove modular and trailer facilities,

Yoti Yarhi, head of the school for 5 years stated that currently the school serves 180 students and employs 25 staff member. If the Board approves the application the school could accommodate up to 350 students and 45 employees. Only seniors will be allowed to drive and off site parking will be provided for special events. The school uses a staggered class schedule based on grade level to alleviate traffic buildup.

Scott Kennel, traffic engineer testified on behalf of the applicant. He stated that the increase would not spur a rise in congestion. The school's driveway operated at an "A" level of service during the peak hours. The improvements would only lead to a slight decline in service at the driveway's exit.

Richard DiFolco, P.E. Stated that initially the school proposed 109 parking spaces on the property but the plan now calls for 95 parking stalls.

This application is being carried to the meeting of September 10, 2013, without further notice.

**Z.B. 13-6476 FLEMING & ANGELA ANDREASEN – MEMORIALIZATION OF  
RESOLUTION GRANTING BULK VARIANCE APPROVAL**

A motion in the affirmative was offered by Mr.Shapiro, seconded by Mr.Zwerin. In favor:  
Mr.Shapiro, Mr. Zwerin, Ms. Di Grande.

**Z.B. 13-6477 RICHARD & DIANE GRIESBACH – MEMORIALIZATION OF  
RESOLUTION GRANTING BULK VARIANCE APPROVAL**

A motion in the affirmative was offered by Mr. Shapiro, seconded by Ms. DiGrande. In favor:  
Mr. Shapiro, Mr.Zwerin, Ms.DiGrande.

A motion to adjourn was offered by Mr.Shapiro, seconded by Mr. Weilheimer. One vote was  
cast.

Respectfully submitted

Donna Pignatelli